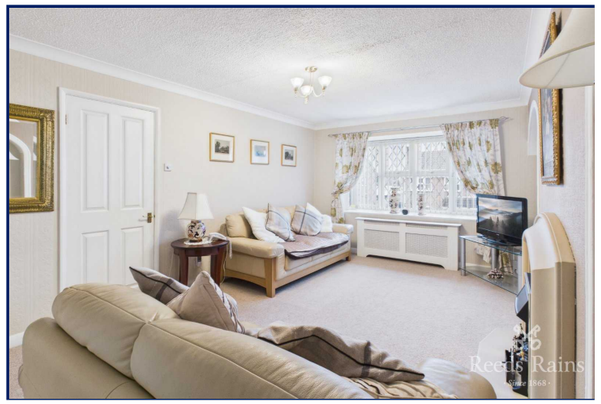
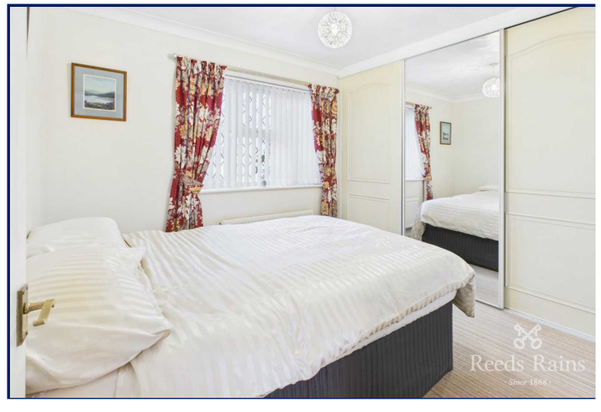
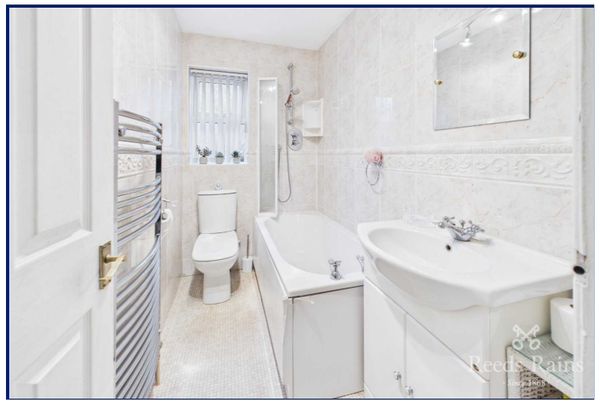


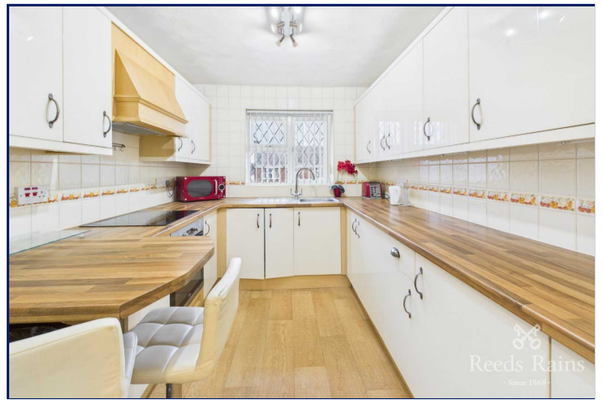














Holywell Gardens, Castleford,
West Yorkshire, WF10

Price Reduced to: £210,000
Freehold

Reeds Rains

reedsrains.co.uk

Holywell Gardens, Castleford, West Yorkshire, WF10

Price Reduced to: £210,000 Freehold

Council Tax Band: B
EPC Rating: D

** NO CHAIN ** Looks Like Home! This FANTASTIC spacious semi detached property situated in a popular location ideal for a variety of buyers. SUPERB FOR COMMUTERS! Don't miss out, call Reeds Rains NOW to book your viewing! Council Tax Band B

Main Description
Offered with no chain is this wonderful and spacious semi detached bungalow amongst similar properties in a sought after residential location. This is a must see property benefits from gas central heating and double glazing. Comprises of an entrance porchway, hallway, breakfast kitchen, lounge/diner, conservatory, two double bedrooms and a bathroom. The front garden is enclosed, with a driveway providing off road parking which leads to an integral larger than average garage. The rear garden is also enclosed, laid to lawn with a paved patio. Close to local amenities, commuter links such as bus, train and motorway networks and close to good/outstanding OFSTED primary and secondary schools. This is a property not to be missed!

GROUND FLOOR

Side Entrance Porch
5'10" x 5'5" (1.78m x 1.65m)
Double glazed doors open from the front aspect and back aspects. A single glazed stable style door opens to the hallway.

Hallway
Fitted with sliding fronted cupboards for good storage, access to the loft space which has been part boarded and a central heating radiator. Doors lead to the lounge/diner and kitchen.

Kitchen
8'1" x 10' (2.46m x 3.05m)
Fitted with a range of wall and base units, a roll edge work surface with matching breakfast bar, tiled splash backs and a stainless steel sink with a chrome effect mixer tap inset. A stainless steel electric oven and hob with extractor over. An integral fridge freezer, integral space for a washing machine, under cupboard lighting, a central heating radiator and a window overlooks the front aspect.

Lounge
11'7" (3.53) maximum x 17'7" (5.36)
A feature fire surround with an electric fire inset, two central heating radiators with decorative covers and a bay window overlooks the front aspect. A door leads to the inner hall.

Inner Hall
Doors lead to two bedrooms and bathroom.

Bedroom One
8'9" x 12'6" (2.67m x 3.8m)
A central heating radiator and double glazed door opens to the conservatory.

Conservatory
17'3" x 8'11" (5.26m x 2.72m)
Two central heating radiators and a double glazed door opens to the rear garden.

Bedroom Two
9'7" (2.92) to wardrobes x 8'11" (2.72)
Fitted sliding wardrobes to one wall, a central heating radiator and a window overlooks the conservatory to the rear.

Bathroom
8'1" x 4'6" (2.46m x 1.37m)
Comprises of a low level WC, a vanity wash basin with a chrome effect mixer tap inset and a panelled bath with a chrome effect mixer tap inset.

Exterior
The front of the property is enclosed, with mature shrubs, paved pathway and steps and a driveway offering off road parking accessed via double wrought iron gates that lead to a larger than normal integral garage that has power and lighting. The rear garden is also enclosed, laid to lawn with a paved patio, planted areas and garden shed.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk